QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 296714 DEEDQC
10/07/2019 09:13:37 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20191007-0102187

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

S. RUFFIN CRAIG STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/5/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

This instrument was prepared by information furnished by the parties herein.

No Warranty of Title either expressed or implied

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross McCulloch and Pamela McCulloch, Trustees of the McCulloch Family Revocable Trust	Same	064030B14200CO
(NAME)	(NAME)	
1509 Eastover Place		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Ross McCulloch and Pamela McCulloch, husband and wife**, ("Grantors"), of Davidson County, Tennessee, do hereby bargain, sell, remise, release, quit claim and convey unto **Ross McCulloch and Pamela McCulloch, Trustees of the McCulloch Family Revocable Trust**, and any amendments thereto, ("Grantees"), all of Grantors' interest in and to a certain tract or parcel of real estate located in Davidson County, Tennessee, described as follows to wit:

See the attached Exhibit A.

WITNESS OUR HANDS this 4th day of October, 2019.

ROSS MCCULLOCH

PAMELA MCCULLOCH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me; the undersigned, Notary Public in and for said County and State, ROSS MCCULLOCH and PAMELA MCCULLOCH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 4 day of October, 2019.

Notary Public

Commission expires: 5/15/23

RETURN TO:
The Law Office of S. Ruffin Craig, Jr., PLLC
750 Old Hickory Blvd.
Bldg. Two, Suite 150
Brentwood, Tennessee 37027

S. RUFFIN CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 117 on the Plan of Final Plat of Phase Ten Section Two, Brandywine Pointe (A Planned Unit Development) of record in Plat Book 9700, Page 218, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Janet L. Hendrixson by Quitclaim deed from Radley N. Hendrixson of record in Instrument No. 20081020-0105364 Register's Office for Davidson County, Tennessee, dated October 16, 2008 and recorded on October 20, 2008.

Michael Fedorowich joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Janet Fedorowich f/k/a Janet L Hendrixson.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 218, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8120, Page 170, amended in Book 8671, Page 484, Book 9010, Page 627, Book 10160, Page 241, 10721, Page 835., Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

DCCR's for Brandywine Pointe Dock Association, Inc. of record in Book 8695, Page 379, Book 9145, Page 957, Book 9576, Page 846, Book 9776, Page 427, Book 10447, Page 711, Book 10684, Page 324, in the Register's Office for Davidson County, Tennessee.

Brandywine Pointe Community Association, Inc. Ground Lease of record in Book 9128, Page 615, in the Register's Office for Davidson County, Tennessee.

Non-Exclusive Easement for Parking, Ingress and Egress / Brandywine Pointe Dock Association, Inc of record in Book 11108, Page 555, in the Register's Office for Davidson County, Tennessee.

Drainage Easement / Brandywine Pointe Community Association, Inc. of record in Book 11150, Page 114, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1509 Eastover Place Old Hickory TN 37138-1989

Description taken from previous deed.